Davidson County DEEDQC
Recvd: 08/13/08 15:36 2 pg
Fees:12.00 Taxes:0.00
20080813-0083494

**Prepared by:**
**Tommy C. Estes, Esq.**
**MANIER & HEROD, a Tennessee Professional Corporation**
**One Nashville Place, Suite 2200**
**150 Fourth Avenue North**
**Nashville, Tennessee 37219**
**(615) 742-9315**

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| **Helen J. Eller**<br>**5323 Weber Road**<br>**Hermitage, TN 37076** | **Helen J. Eller**<br>**5323 Weber Road**<br>**Hermitage, TN 37076** | **Map 75**<br>**Parcel 51** |

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, **Dan B. Eller,** (hereinafter "Grantor"), by these presents and for the purpose of terminating their tenancy by the entirety, does hereby quitclaim and convey in fee simple unto **Helen J. Eller,** (hereinafter "Grantee"), her successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Land in the 4th Civil District of said county, described according to a survey made by J. R. Wauford and Company dated January 18, 1965, as follows:
>
> Beginning at a point on the northwesterly margin of Weber Road at the southeast corner of the property conveyed to Fred White et ux by deed from F. A. Harwell et ux, of record in Book 2706, page 563, Register's Office for said County; thence with said White's southern boundary line north 65° 30' west 820 feet to an iron pin; thence south 6° 10' west 325 feet to an iron pin; thence south 76° 24' east 732 feet to the north-westerly margin of Weber Road; thence with the same north 24° 30' 170 feet to the beginning, containing 4.33 acres, more or less.
>
> Being the same property conveyed to Dan B. Eller and wife, Helen J. Eller, by deed dated the 14th day of January, 1972 from Billy Rhea Flynn and wife, Katherine Nash Flynn, of record in Book 4571, page 934, Register's Office for said County.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor and Grantee as tenants by the entirety. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

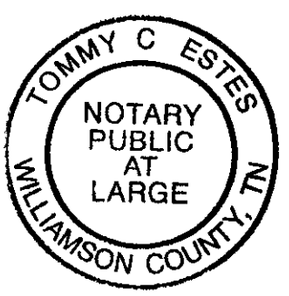
WITNESS MY HAND this 25th day of March, 2008.

Dan B Eller
Dan B. Eller, Grantor

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, Tommy C. Estes, a Notary Public of this County, Dan B. Eller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 25 day of March, 2008.




Tommy C Estes
Notary Public
My Commission Expires: 06-28-08

***This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(A).***